The City of MAPLE VALLEY

Department of Public Works and Community Development

Single-family residential Registered Plan Submittal Checklist

The checklist below identifies elements and information necessary for a successful application submittal of a registered plan for the same single-family residences being constructed within a single subdivision. Plans may contain one alternate elevation and/or roof framing plan, i.e. Elevation "A" and Elevation "B".

Changes that include a garage third car option, additional floor area, room additions or deletions, changes in load path, framing member sizes, increases in windows or other openings are considered a major revision and will require a new registered plan.

If you think an item is not applicable to your project, this should be brought to staffs' attention in advance of the submittal. Submittals without all items on this checklist – other than pre-approved exceptions – cannot be accepted at the counter for further processing and will be returned to the applicant. Submittals must be made in person.

The information on this checklist is not meant to be all inclusive and additional materials may be required as review proceeds.

A completed copy of this checklist must be submitted with your application and include documentation of the reason any item on the checklist is not provided.

General

- ☐ Completed building permit application
- ☐ Completed copy of this checklist
- ☐ Soil amendment calculation sheet
- ☐ Copy of current Washington State Contractors' registration when a contractor will be performing the work
- ☐ Construction drawings to include the following — 5 copies
  - ☐ Foundation Plan
  - ☐ Floor Plan
  - ☐ Framing Plan
  - ☐ Elevation Drawings
  - ☐ Building cross sections
  - ☐ Energy/ Ventilation
- ☐ Engineer's calculations — 2 copies
- ☐ Roof truss package — 2 copies
- ☐ Engineered floor joist layout — 2 copies
- ☐ Name of designer, signature and date
- ☐ Plat name
- ☐ CD or flash drive with electronic copies of all materials
- ☐ Plan review fees — collected at application submittal.

Note: Permit and impact fees — to be collected at permit issuance

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Foundation Plans

⇒ Scale of 1/4" = 1 foot
⇒ Size and shape of foundation
⇒ Location and dimensions of perimeter foundation, isolated footings, concrete slabs, patios, porches, walkways, landings and deck supports
⇒ Location and size of exterior and interior bearing footings/foundations
⇒ Location, dimensions and size of interior piers
⇒ Location, size and spacing of required reinforcing steel
⇒ Location, size, embedment and spacing of anchor bolts, hold-downs and post-to-footing connections
⇒ Location and size of foundation vents and crawl-space access
⇒ Stamped engineering calculations for foundation/ retaining walls over four feet.

Floor Plans

⇒ Scale of 1/4" = 1 foot
⇒ Fully dimensioned floor plan for each floor
⇒ Indicate use and size in square feet of each room
⇒ Location, size and type of windows and doors
⇒ Specify header type and size over each opening
⇒ Beam locations, materials, grades, spacing and sizes
⇒ Location of plumbing and heating fixtures and equipment
⇒ Location of chimneys and fireplaces
⇒ Location of all switches, outlets, receptacles and electric appliances.

Framing Plans

⇒ Scale of 1/4" = 1 foot
⇒ Size, species, grade, spacing and span of all framing members
⇒ Location, size, species, grade and height of posts under beams
⇒ Floor joist, ceiling joist, truss and roof rafter size, run direction, span and spacing
⇒ Panel identification indexes for floor and roof sheathing
⇒ Location and nailing schedule of bearing/shear walls
⇒ Show on the drawings the number and sizes of nails connecting wood members or include on drawings the IRC Tables 602.3(1) and 602.3(2)
⇒ Interior and exterior braced wall lines and sections consistent with the requirements of IRC R602.10 or provide details on plans designed and stamped by a state-licensed professional structural engineer
⇒ Unconventional framing must be designed and stamped by a state-licensed professional structural engineer
⇒ Details of any special connection method

Elevation drawings *(only one alternate elevation allowed)*

⇒ Specify height above finish grade to finished floors, top plate/ceiling and highest point of structure
⇒ Specify all finished materials to be used
⇒ Depict doors and windows — distinguish between openable and fixed windows
⇒ Specify roof pitch and material.

Building Cross-sections

⇒ Scale of 1/4" = 1 foot
⇒ Cross-section of footings and foundation
⇒ Mudsill anchorage and material — cedar or preservative treated
⇒ Floor construction — size and spacing of joists or manufactured trusses and insulation
⇒ Material and method for post-to-beam connections

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- ⇒ Wall construction showing wall interior and exterior finishes, insulation R-value and double top plate
- ⇒ Ceiling construction showing size and spacing of joists and insulation R-value
- ⇒ Roof construction showing size and spacing of joists, rafters or trusses; insulation R-value, sheathing, underlayment and roofing material
- ⇒ Full-height section through stairways , including riser and tread framing dimensions, riser height and tread width, handrail height above tread nosing and clearance to ceiling above the stairs
- ⇒ Full-height section through fireplace and chimney, including reinforcing materials

Energy/Ventilation

- ⇒ Specify selected design approach: component performance, systems analysis or prescriptive
- ⇒ Show compliance with ventilation requirements
- ⇒ Pertinent data and features of the building, equipment and systems, including, without limit, design criteria, exterior envelope components, envelope system U-factors, insulation R-values, size and type of equipment and equipment controls
- ⇒ Include window model numbers, frame type and U-values demonstrating compliance the energy code on compliance forms or on plans as part of a window schedule

CITY OF MAPLE VALLEY
MINIMUM DESIGN CRITERIA

Wind loading	85 mph — R occupancies
Exposure	"B"
Topographic effects	No
Seismic category	D1
Roof snow loading	25 psf
Assumed soil bearing capacity	1,500 psf
Subject to damage from:	
Weathering	moderate
Frost line depth	12 inches
Termite	slight to moderate
Decay	slight to moderate
Air freezing index	1500
Winter design temperature	22 degrees F
Summer design temperature	85 degrees F